

Return To:
Wells Fargo Home Mortgage
C/O Nationwide Title Clearing, LLC
2100 Alt. 19 North
Palm Harbor, FL 34683

Loan Number 0553918806

SUBSTITUTION OF TRUSTEE

WHEREAS, SUSAN M DIXON AND RONALD B DIXON AND JULIA DIXON was the original Trustor, EXCEL ESCROW was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR GLOBAL ADVISORY GROUP, INC DBA MORTGAGE ADVISORY GROUP, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was the designated nominee of the original Beneficiary under that certain Deed of Trust dated 01/02/2013, in the amount of \$170,000.00, and recorded in **SKAGIT** County, **Washington**, under **Auditor File # 201301090046**.

LOT 3, CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-01-119

Parcel ID # P118647

WHEREAS, the undersigned is the designated nominee of the present Beneficiary under said Deed of Trust and WHEREAS, the undersigned desires to substitute a new Trustee under Deed of Trust in place and stead of said original Trustee thereunder.

NOW, THEREFORE, the undersigned hereby substitutes **WELLS FARGO NATIONAL BANK WEST**, as Trustee under said Deed of Trust.

Dated this 22nd day of July in the year 2024

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GLOBAL ADVISORY GROUP, INC DBA MORTGAGE ADVISORY GROUP, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS



MACKENZIE EICHEN
VICE PRESIDENT

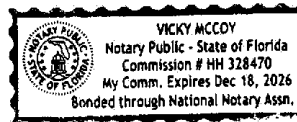
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 22nd day of July in the year 2024, by Mackenzie Eichen as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GLOBAL ADVISORY GROUP, INC DBA MORTGAGE ADVISORY GROUP, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



VICKY MCCOY
COMM EXPIRES: 12/18/2026



WFHRC 441735851 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN
100336300000809092 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T222407-12:19:03 [C-2] ERCNWA1



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